

Correspondent Program Fees & Credit Overlays

SMC Conventional & Government Loan Programs Only

- Underwriting Fee - \$350.00
- Document Review Fee - \$500
- Escrow Waiver Fee - .25 points in price
- Lock Extension Fees:
 - First 5 Days Free
 - Days (6-30) .04 points in price per day (30 Day Max, then Worse Case)

Credit Overlays all SMC & Bond Loan Programs

- Min FICO 640
- Max DTI 50% or AUS Finding; whichever is lower.
- No Manual Underwrites
- All Govt Loans should be run through Fannie Mae AUS with an Approved Accept Finding
 - Under **NO** Circumstance will we accept a Govt Loan Run through Freddie Mac LPA.
- No Buy Down Loans
- Manufactured Housing allowed under HUD / FHA / Fannie Mae & Freddie Mac published guidelines.

MS Home Corp – “MHC MRB7” Program Serviced by SMC

- Doc Review Fee - \$500.00
- Tax Service Fee - \$91.00
- Normal and Customary Lender Fees
- Please monitor MS Home Corp for any changes to their Fees

MS Home Corp – “MHC SMART 6” Program Serviced by SMC

- Doc Review Fee - \$500.00
- Tax Service Fee - \$91.00
- Normal and Customary Lender Fees
- Please monitor MS Home Corp for any changes to their Fees

JPFA SMAP/LAP Programs Serviced by SMC

- Doc Review Fee - \$500.00
- Tax Service Fee - \$91.00
- 30 Day Lock Extension Fee - \$375
- Normal and Customary Lender Fees (Origination Fee not acceptable)
- Please monitor JPFA for any changes to their Fees

Correspondent Program Fees & Credit Overlays

LHC Non-MRB Programs Serviced by SMC

- Doc Review Fee - \$500.00
- Tax Service Fee - \$91.00
- 30 Day Lock Extension Fee - \$375
- Wire Fee (Due LHC) - \$20.00
- Wire Fee for all Soft Second Programs: Resilience and Pathways (Due LHC) - \$40.00
- Resilience Second Compliance Fee (Due LHC) - \$75.00
- Normal and Customary Lender Fees (Origination Fee not acceptable)
- Please monitor LHC for any changes to their Fees

LHC Mortgage Revenue Bond (MRB) Program

- Doc Review Fee - \$500.00
- Tax Service Fee - \$91.00
- Wire Fee (Due LHC) - \$40.00
- Compliance Fee (Due LHC) - \$75.00
- Normal and Customary Lender Fees (Origination Fee not acceptable)
- Please monitor LHC for any changes to their Fees